



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABCD
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: September 17, 2012

Re: **City Council Bill 12-0103 – Zoning – Conditional Use Parking, Open Off-Street Area – 3718-3720 Gwynn Oak Avenue**

The Department of Housing and Community Development has reviewed City Council Bill 12-0103, which was introduced for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3718-3720 Gwynn Oak Avenue, as outlined in red on the accompanying plat.

This bill, if adopted, would permit the establishment and maintenance of an open, off-street parking area on the property known as 3718-3720 Gwynn Oak Avenue. The subject property includes two lots: (i) 3718 Gwynn Oak Avenue, which measures approximately 61' by 172'6" and currently is improved with a two-story detached residential building that encompasses approximately 34' by 34' of the lot; and (ii) 3720 Gwynn Oak Avenue, which measures approximately 61' by 172'6" and is currently unimproved. The subject properties are located in the middle of an R-4 residential district, and are owned by the petitioners, Gwynn Oak Islamic Community Company and Presley Cason III. The subject properties are located across the street a new mosque, which located 3723 Gwynn Oak Avenue. It is the understanding of the Department of Housing and Community Development that the open, off-street parking is intended to serve the parking needs of the new mosque, and that is the purpose of this legislation.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 12-0103.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Mayor*



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